

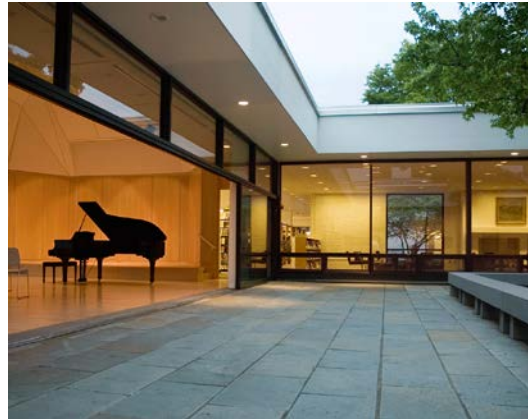
Bloomfield Prosser Public Library

A Re-Introduction of TSKP STUDIO

and

A Review of Excerpts from 2016 Space Assessment / Conceptual Design Study

August 26, 2020



TSKP
STUDIO

ARCHITECTURE | PLANNING | INTERIORS

Part 1

A Re-Introduction to TSKP STUDIO

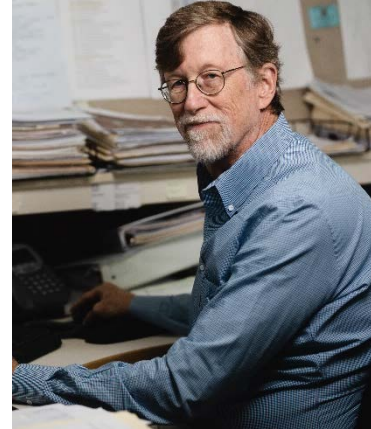
Introduction | TSKP STUDIO History



Introduction | TSKP STUDIO History

Organizational Structure | Firm Stability

PARTNERS



PROJECT
MANAGERS



21st Century Libraries | Experience

Brooklyn Town Library Study

Hartford Public Library, YOUMedia Teen Center

Hartford Public Library, Dwight Branch

Hartford Public Library, Park Street Branch

Learning Resource Library Center, Northwestern CT Community College

Mortensen Library, University of Hartford

Meriden Public Library Study

Old Lyme Phoebe Griffin Noyes Library

Prosser Public Library Study

Putnam Public Library

Somers Public Library

Southbury Public Library

Southington Public Library Study

UConn Library at Hartford Public Library

Wilton Public Library

Communication | Experience Community Meetings

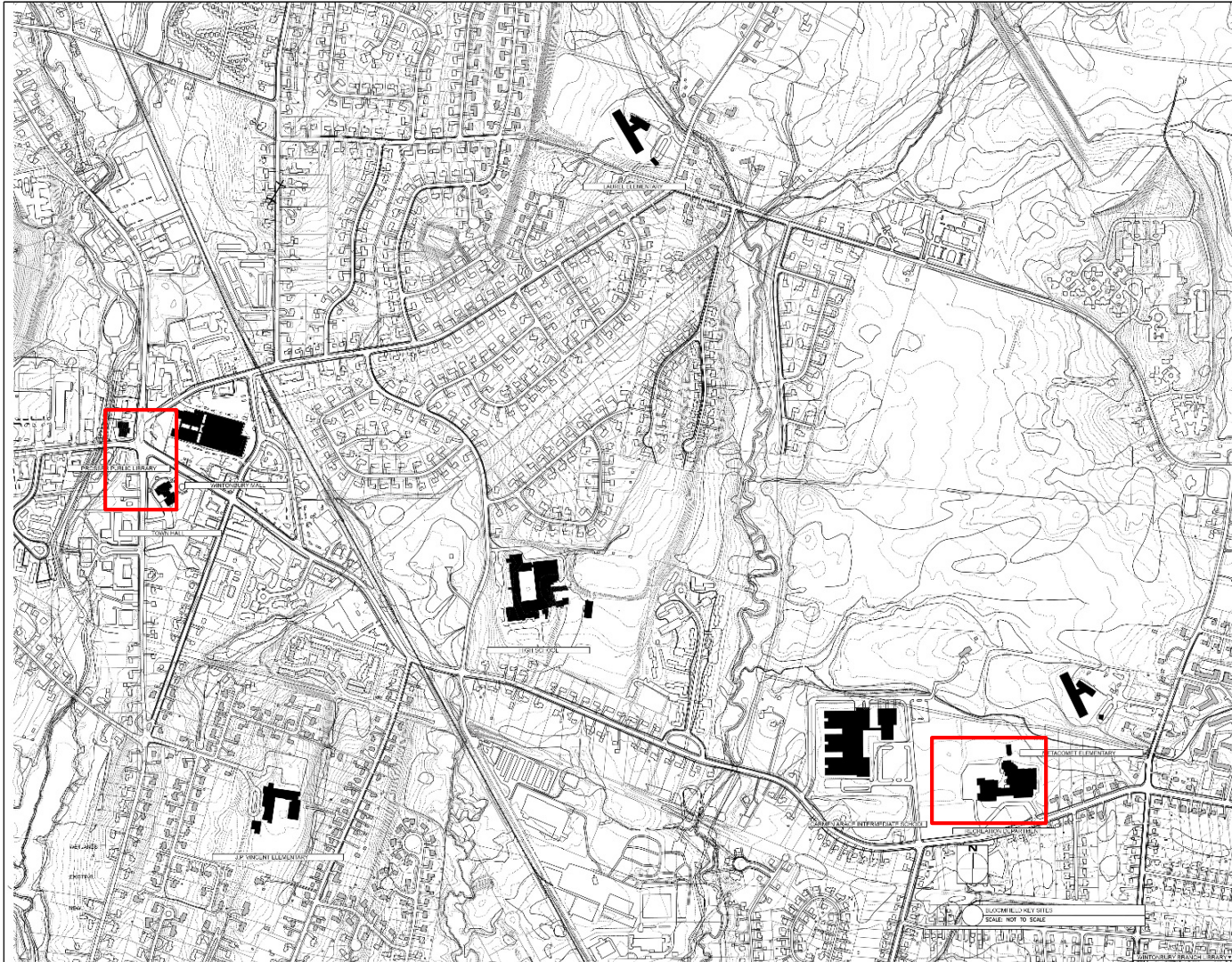
A Platform to be Heard, Face-to-Face.



Part 2

A Review of the 2016 Study

Study | Key Plan / Site Criteria



Tai Soo Kim Partners



Study | Selection Criteria

1. Program Arrangement	10. Efficiency (Gross SF/Net SF)
2. Size of Building Footprint	11. Potential Flood Issues
3. Outdoor Space	12. Potential Market Appeal
4. Parking Capacity	13. Proximity to Common Activities
5. Parking Drop-Off Option	14. Phasing Requirements
6. Pedestrian Friendly	15. Construction Duration
7. Accessibility	16. Town Center Enhancements
8. Interior Cohesiveness	17. Economic Development Opportunities
9. Natural Lighting	



GOMAN+YORK PROPERTY ADVISORS
TOWN OF BLOOMFIELD- DRAFT LIBRARY SITE ALTERNATIVES
MARCH 2016



Excerpt from 2016 Study

As-is



Expanded



Rebuild
TSKP STUDIO



Rebuild "B"



Study | Program Summary

Program Review 2016 Prosser Library Space Summary

Prepared by TSKP 4/20/2016

EXISTING LIBRARY PROGRAM

	SF
Main Library & Adult Services	5,350
Community Services	1,136
Bloomfield History Collection	191
Administration	528
Friends of The Library	269
Children's Area	4,628
Teen Area	234
Support Areas	939
Café	None
Computer Lab/Maker space	None
Meeting/Board Room/Classroom	None
General Support Areas	Inc in Gross Factor
(Toilets, Janitor, Stairs, Elevator, Storage, Utilities)	
Net Area	13,275
Gross Factor	7,195

TOTAL GROSS BUILDING AREA 20,470

PROPOSED LIBRARY PROGRAM

	SF
Main Library & Adult Services	9,284
Community Services	2,150
Bloomfield History Collection	315
Administration	650
Friends of The Library	1,470
Children's Area	8,295
Teen Area	1,103
Support Areas	1,300
Café	360
Computer Lab/Maker space	1040
Meeting/Board Room/Classroom	600
General Support Areas	Inc in Gross Factor
(Toilets, Janitor, Stairs, Elevator, Storage, Utilities)	
Net Area	26,567
36% Gross Factor	9,564

TOTAL GROSS BUILDING AREA 36,131

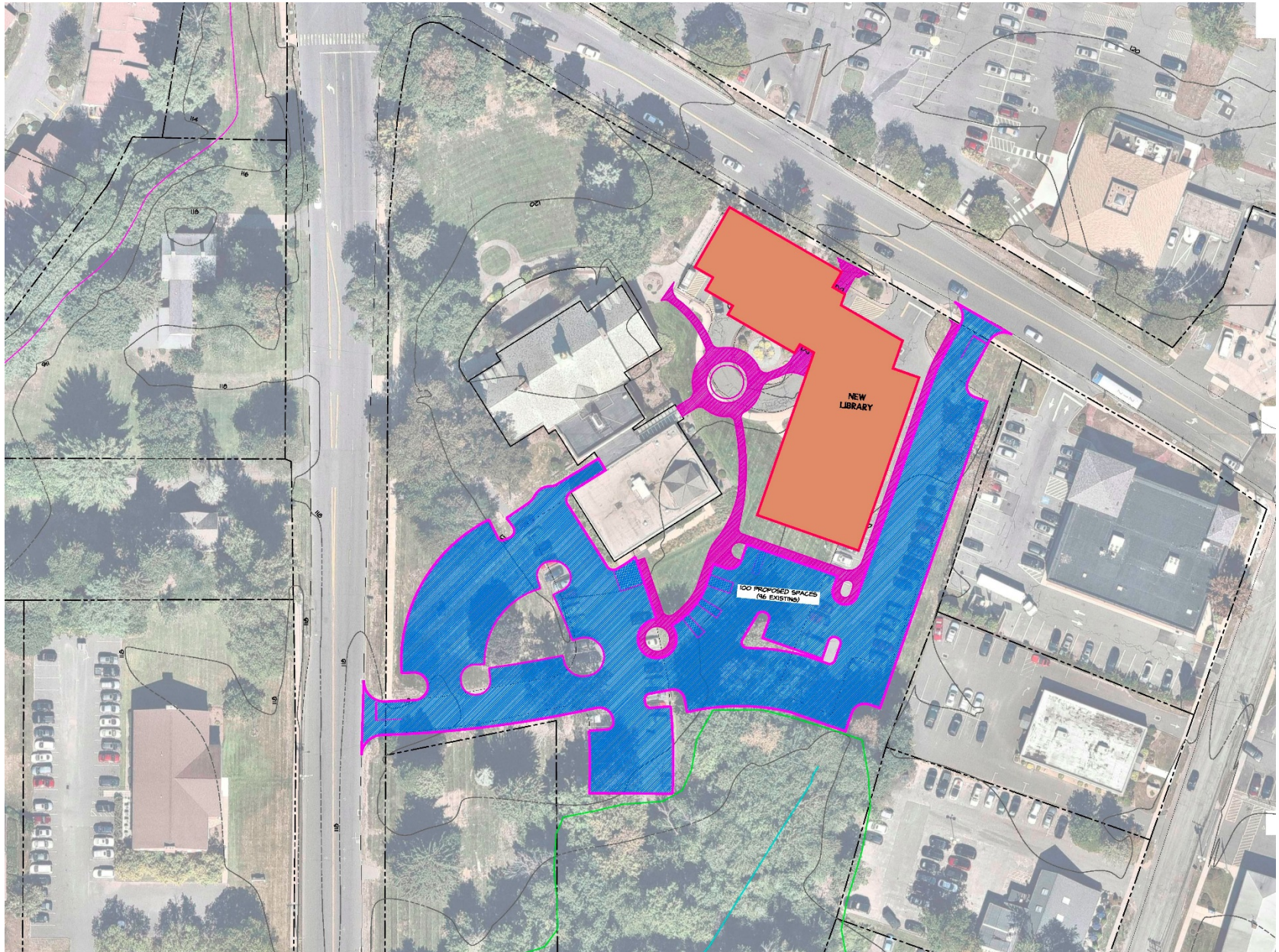
Study | Town Hall Site 3 Stories Addition



Study | Town Hall Site 3 Stories Addition with Future Expansion



Study | Town Hall Site 2 Stories New Building

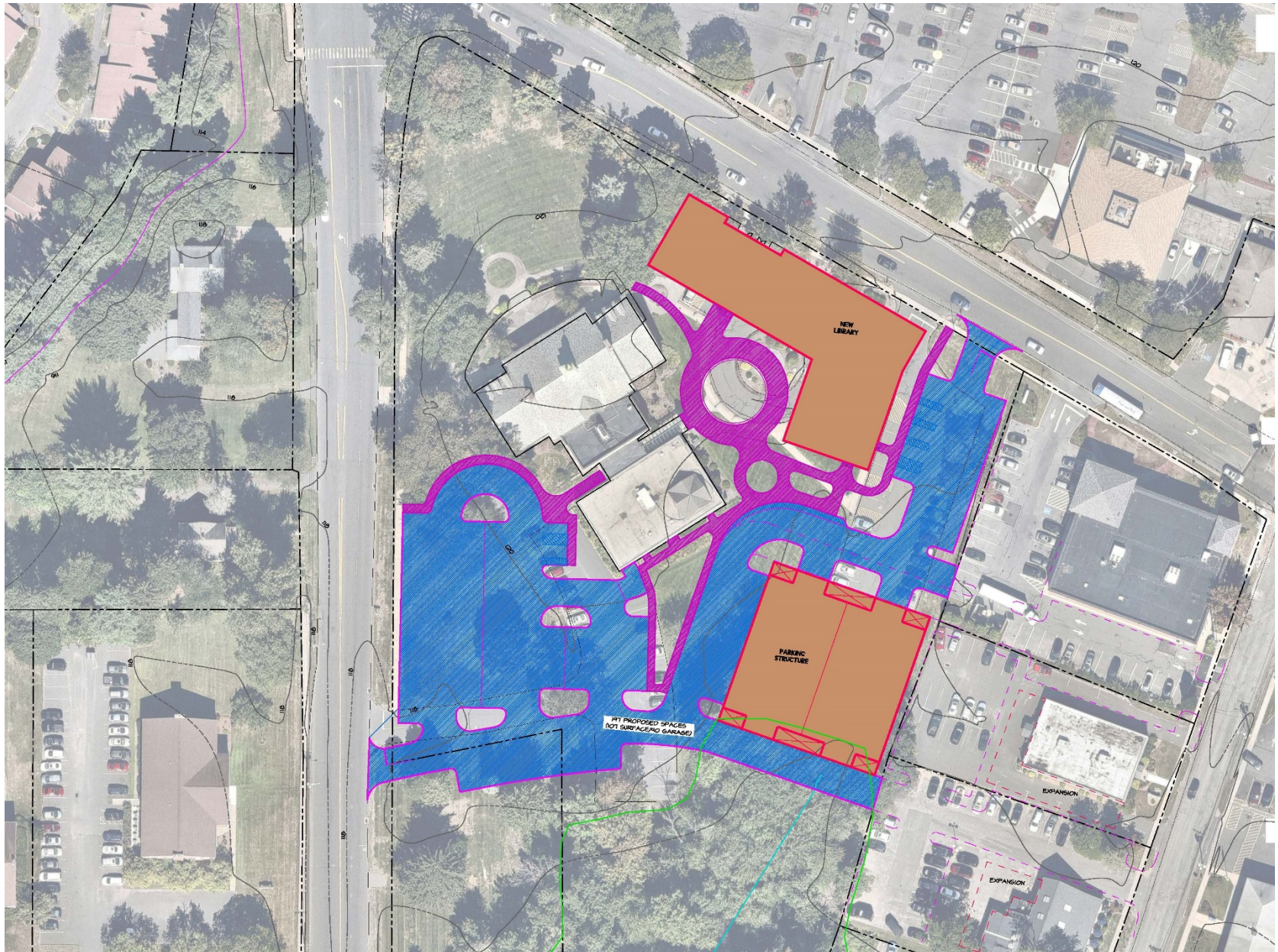




Study | Town Hall Site 3 Stories New Building – No Garage



Study | Town Hall Site 3 Stories New Building – With Garage



Study | Town Hall Site Final 3 Stories New Building – No Garage



Option F (final)

Town Hall Site - 3 Stories New Construction – Building Massing Study – Street View



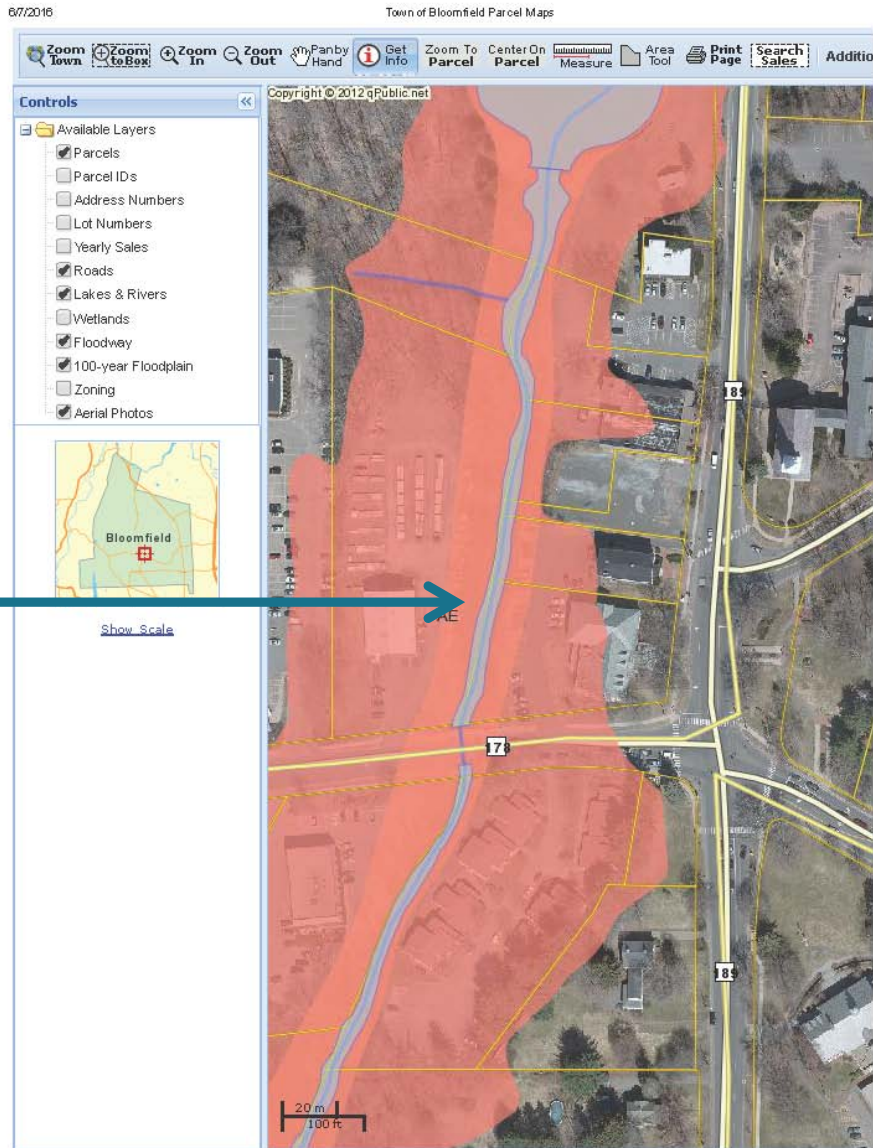
Corner Park & Bloomfield Ave View

Town Hall Site

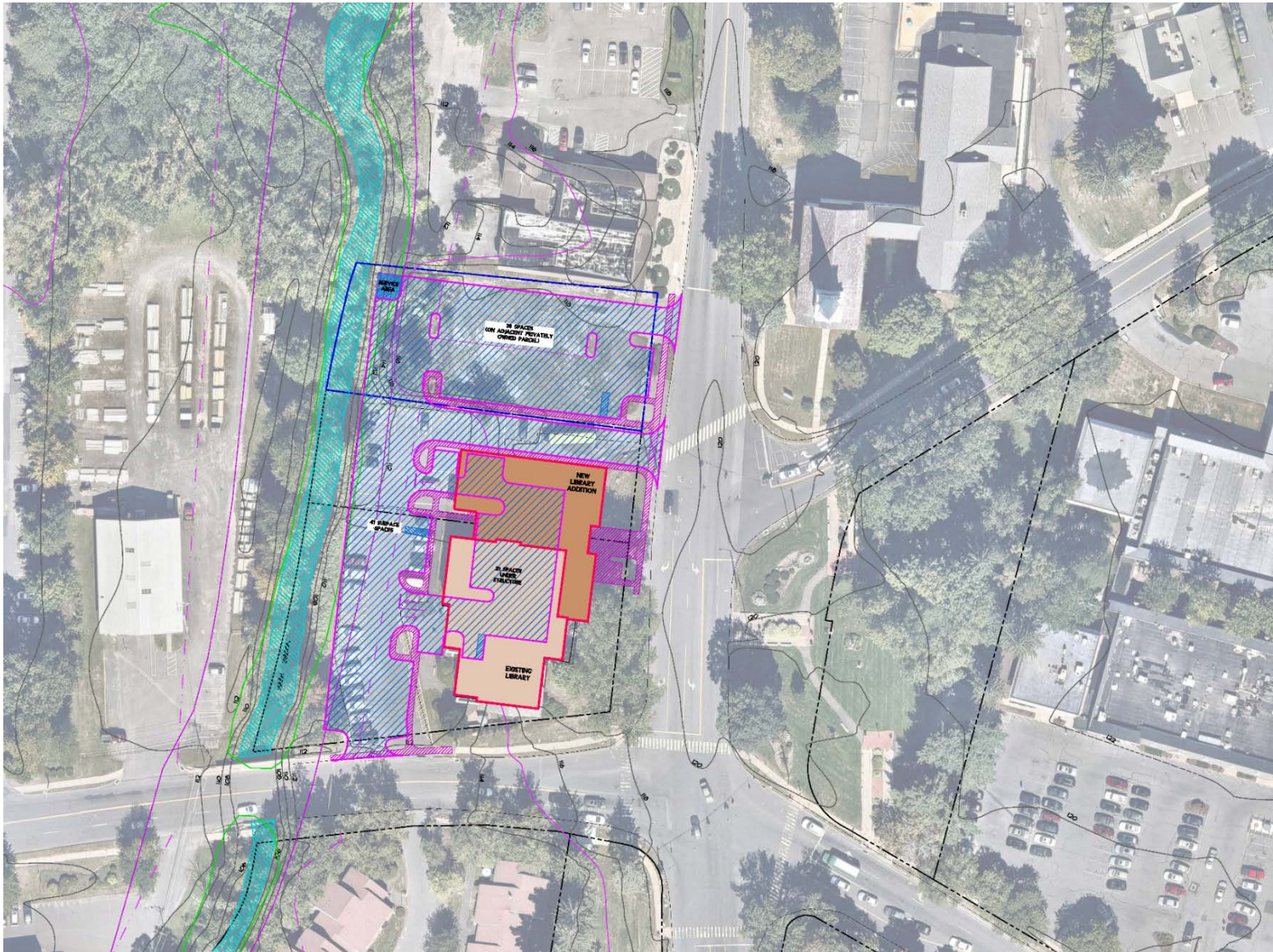
Pros	Cons
<p>New Construction is less complicated:</p> <ul style="list-style-type: none"> - shorter construction time (18 mos. vs. 24 mos.); - easier code compliance; - minimal disruption to library services. 	<p>Potential redevelopment of the existing library site</p> <ul style="list-style-type: none"> - requires Town control, and - requires exploration of re-use.
<p>Positive Economic Development. Could provide incentive for redevelopment of private properties along Park Avenue.</p>	
<p>The site is Town-owned, and no acquisition is required.</p>	
<p>Puts library close to Town Hall and local businesses. Encourages walking among them.</p>	
<p>Redevelopment potential for existing library site:</p> <ul style="list-style-type: none"> - increased tax revenue; - proceeds from sale of property; - favorable market analysis. 	
<p>\$19.7 M vs. \$20.2 M (at existing library site) estimated project cost.</p>	

Study | Existing Site Constraints

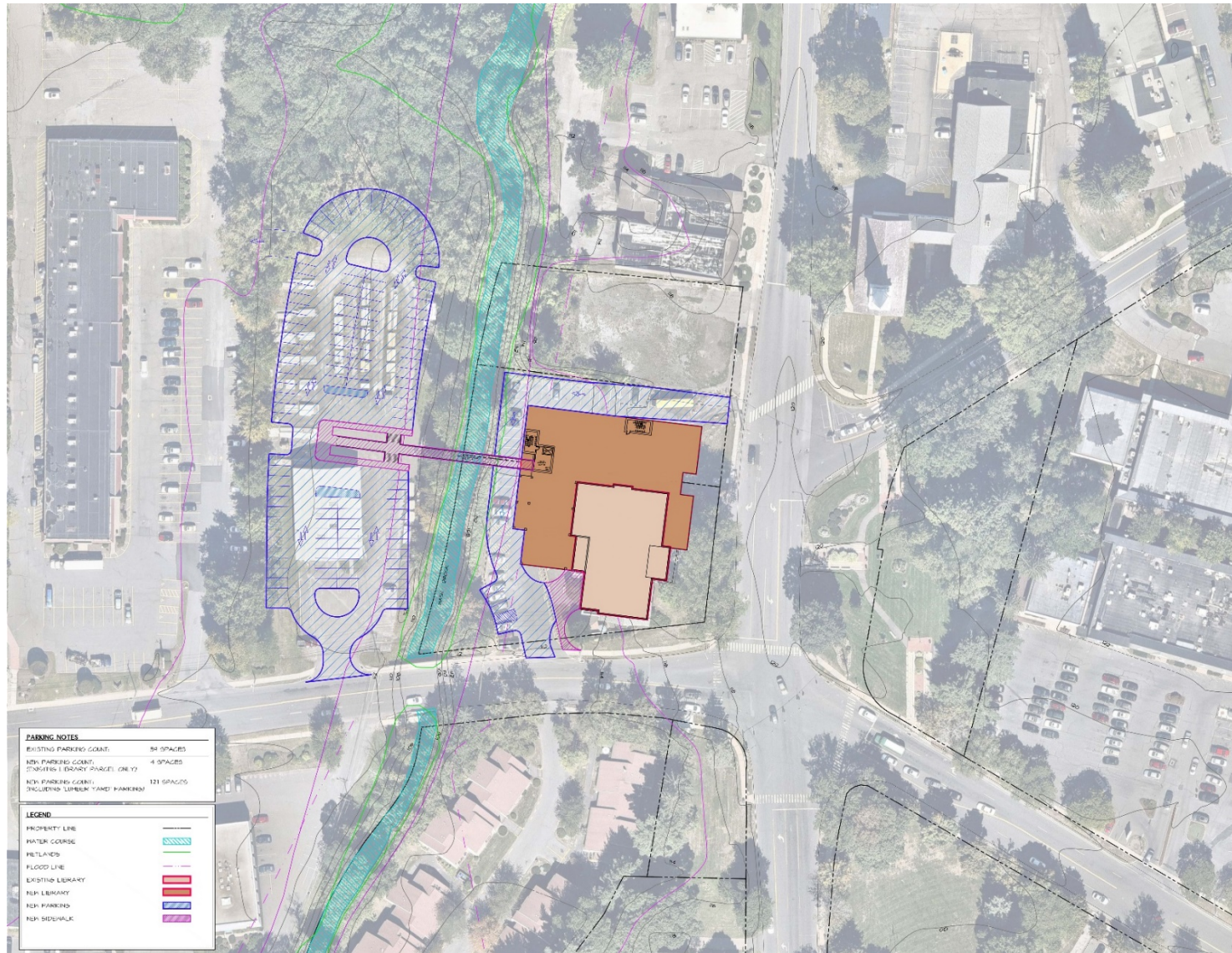
Floodplain



Study | Prosser Site 3 Stories North Addition & Renov



Study | Prosser Site 2 Stories North West Add/Renov



Study | Existing Conditions - Prosser Site



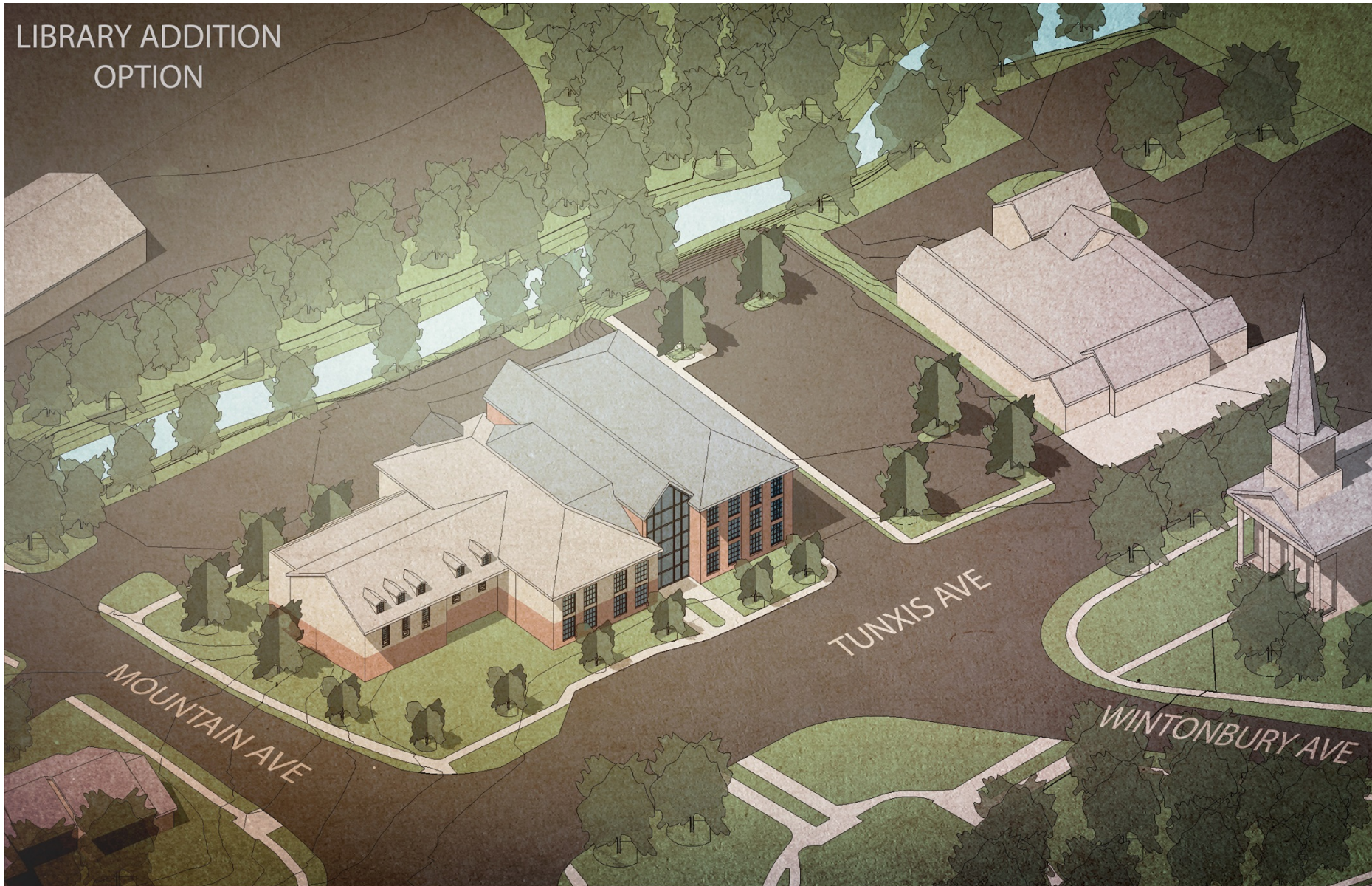
EXISTING LIBRARY

TSKP STUDIO

Option C (final)

Excerpt from 2016 Study

Prosser Site - 3 Stories North Addition & Renovation – Building Massing Study Aerial View



Study | Option ? - Prosser Site 2 Stories North West Add/Renov



Study | Site Sections

Showing Parking Expanding Across the Wash Brook



Existing Prosser Library Site

Pros	Cons
Town maintains control of existing building and site.	Requires additional site acquisition, which adds time and uncertainty.
Scale. Maintains Historic Village pattern with Town Green surrounded by “public” buildings. Existing library will be raised up out of the flood plain so it will be more of “a presence” on the site.	Renovation and Addition is more complicated: - longer construction time (24 mos. vs. 18 mos.); - requires swing space, two moves, and disrupts library services.
Positive Economic Development. Could provide incentive for redevelopment of private properties along Tunxis Avenue to Filley Park.	Potential abatement issues.
Pedestrian Linkage. Provides pedestrian link to Town Green and newly redeveloped Filley Park, providing opportunities for library programs at the park.	\$20.2 M vs. \$19.7 M (at Town Hall Site) estimated project cost.
Natural Features of the Site. Offers opportunities to creatively link the library with the natural element of Wash Brook.	

Option G

330 Park Ave 2 Stories New Construction

Excerpt from 2016 Study



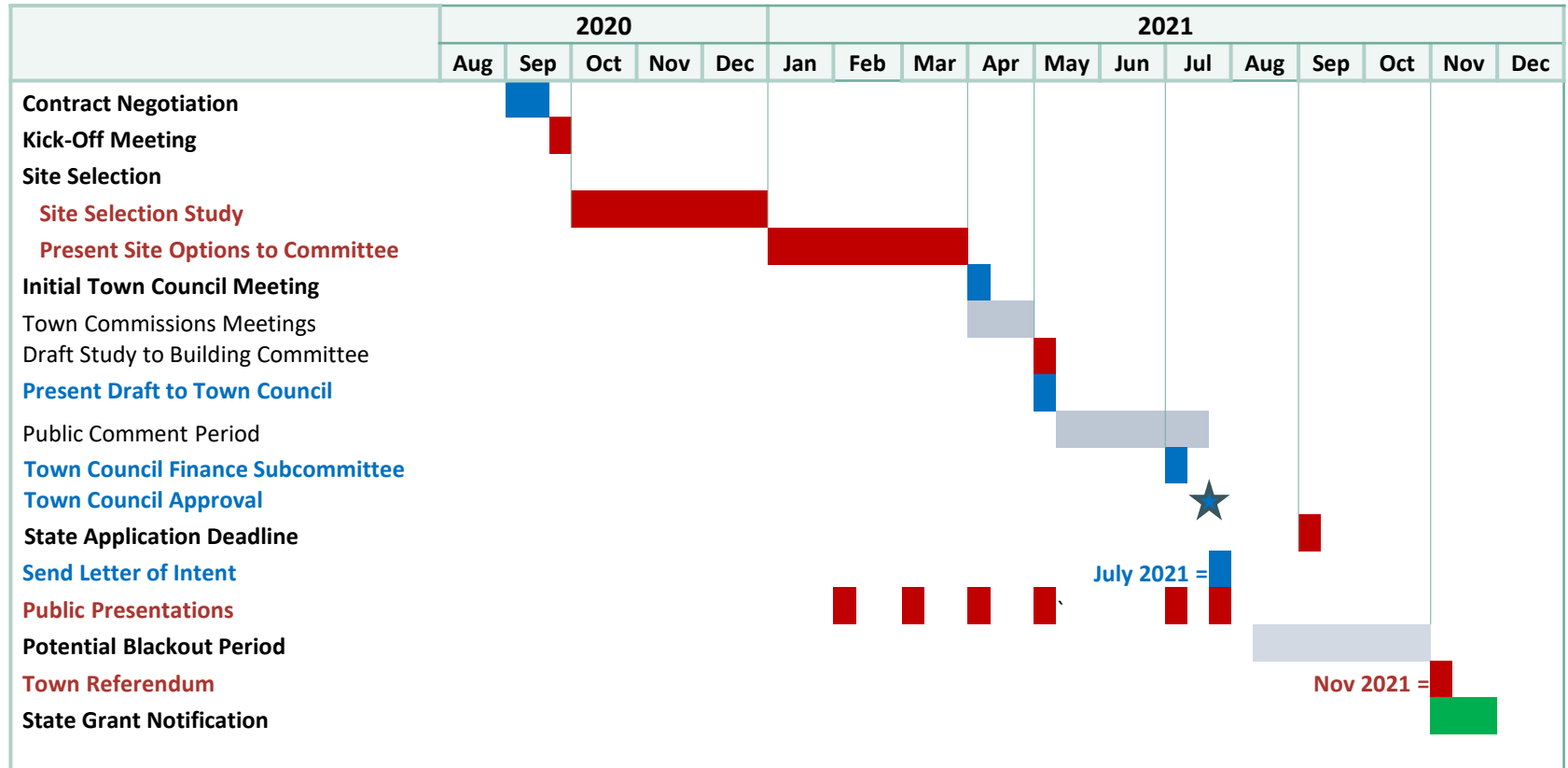
Study | Project Budget

Prosser Public Library
Bloomfield, Connecticut
Project Budget Analysis
July 7, 2016

multiplier 1.08
projected
to 2018
multiplier 1.12
projected
to 2019
use for
Prosser
in 2016
at 4%/yr

				Town Hall Site (New Three-Story Building) Option 1 36,328 SF		Prosser Site (Lift Building and Expand Toward North) Option 2 38,234 SF		Updated Prosser Site (Abandon Basement; Add Riley Property) Updated Option 2 37,309 SF (no basement)	
A. Construction Cost									
1	Site Work on Existing Site	300,000	/A	3.1 A	930,000	1.25 A	375,000	1.25 A	375,000
2	Site Work on Additional Site				0	0.5 A	150,000	2.3 A	700,000
3	Pre-Fab Bridge over Wash Brook, plus \$50k for footings	3,000	/lf		0		0	110 lf	380,000
4	HazMat & Demo				0		75,000		75,000
5	Building New	300/sf	325 /sf	36,328 sf	11,806,600	19,038 sf	6,396,768	22,238 sf	7,471,968
6	Building Interior Renovation	210/sf	230 /sf	- sf	0	19,196 sf	4,415,080	15,071 sf	3,466,330
7	Building Unassigned Basement		50 /sf	- sf	0	- sf	0	- sf	0
8	Flood Proof Existing Building per Weston & Sampson				0		0		0
9	Lift Existing Building, Add Foundation Walls, and Reinforce Structure				0		800,000		0
10	Premium on Elevated Structure				0		0		0
11	Subtotal				12,736,600		12,211,848		12,468,298
12	Estimating Contingency	9%			1,146,294	9%	1,099,066	9%	1,122,147
13	A. Total Construction Cost			36,328 sf	13,882,894	38,234 sf	13,310,914	37,309 sf	13,590,445
B. Other Costs									
14	Site Acquisition				0		500,000	Riley Property	250,000
15	Furniture, Equip., & Shelving	982,000	1,055,000		1,055,000		1,055,000		1,055,000
16	A/E Fees				1,045,000	7.5%	1,060,000	8.0%	1,087,000
17	A/E Reimbursables				35,000		35,000		35,000
18	CM Fees	3%			416,487	3%	399,327	3%	407,713
19	Design Contingency (9% on Prosser, 6.5% on Town Hall)				902,388	6.5%	1,197,982	9%	1,223,140
20	Other Consult. Budget				50,000		50,000		50,000
21	Testing Fees				25,000		25,000		25,000
22	Owner's Rep or Clerk of Works				100,000		100,000		100,000
23	Moving Expenses			1 move	25,000	multiple moves	50,000	multiple moves	50,000
24	Legal & Accounting Expenses				10,000		10,000		10,000
25	Computer Equipment, Sever & Network				237,300		237,300		237,300
26	Voice and Video Equipment				39,500		39,500		39,500
27	Security Equipment, incl. Book Security				85,000		85,000		85,000
28	Swing Space Costs				0		250,000	internal phasing	150,000
29	B. Total Other Costs				4,025,675		5,094,110		4,804,653
30	C. Owner's Proj Contingency	10%			1,790,857	10%	1,840,502	10%	1,839,510
31	D. TOTAL PROJECT COST (A + B + C)				19,699,426		20,245,526		20,234,608
32	Rounded				say \$19.7 Million		say \$20.2 Million		say \$20.2 Million

Study | Decision Milestones



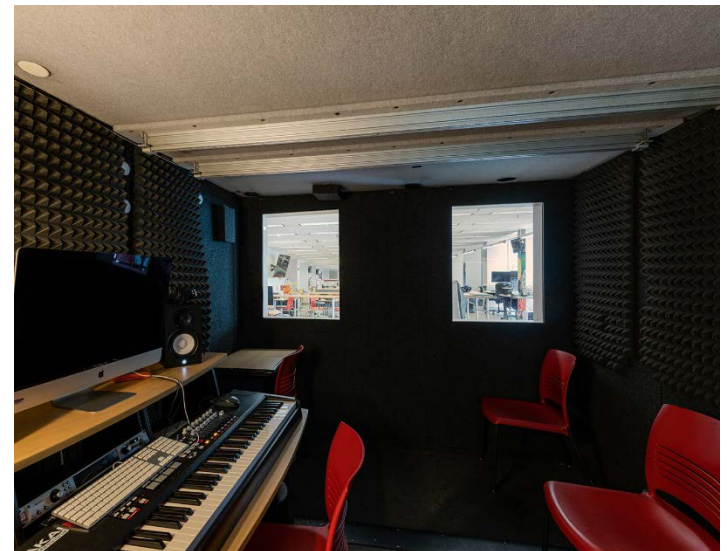
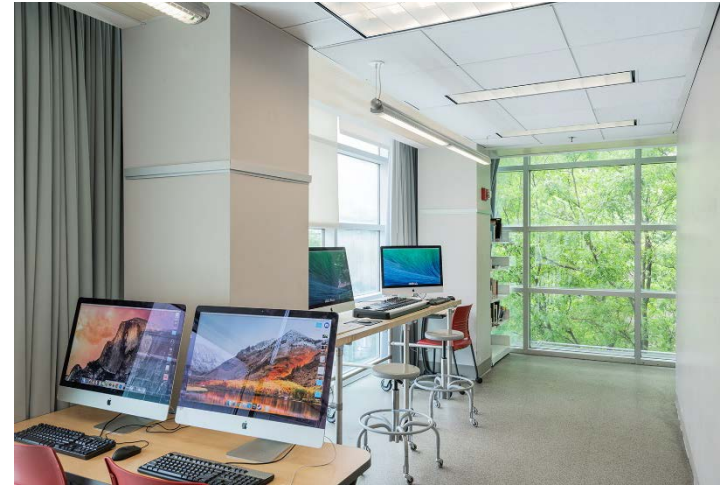
Part 3

Some Library Examples

21st Century Libraries | HPL – Dwight Branch



21st Century Libraries | HPL - YOUMedia



21st Century Libraries | HPL - Park Street Library



21st Century Libraries | HPL – UCONN Hartford



21st Century Libraries | Somers Library



21st Century Libraries | Wilton Library



The End